

BK 0465 PG 0660

Return To:
Fearnley and Califf, PLLC
6388 Quail Hollow, Suite 202
Memphis, Tennessee 38120
File No: 20031202SS

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of January, 2004, by and between Brad W. Rainey, married

party of the first part, and

James Allen Stewart, married

party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Desoto, State of Mississippi, to wit:

Lot 200, Section E, Fairhaven Estates Subdivision, Sections 2 and 3, Township 2 South, Range 6 West, as shown on plat of record in plat Book 74, Pages 17 and 18, in the Chancery's Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to the Grantor(s) herein by Quit Claim Deed of record in Book 416, Page 294, and by Warranty Deed of record in Book 390, Page 241 in said Register's Office.

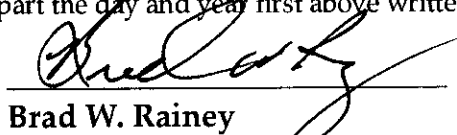
Brad W. Rainey, Grantor herein, warrants that this property was purchased as investment property and that neither he nor his spouse occupied the property and that neither make any homestead claims on the property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: 2004 real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 74, Pages 17 and 18; Deed Restrictions of record in Book 388, Page 232 all being of record in said Register's Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.


Brad W. Rainey

STATE MS.-DESOTO CO
FILED

FEB 26 10 35 AM '04

465 PG 660
JAMES OHL CLK.

LL
LL

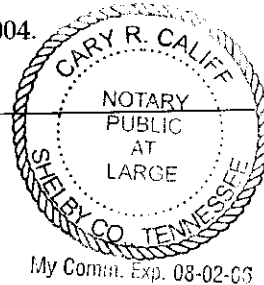
INDIVIDUAL ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Brad W. Rainey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person(s) herein named) and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of January, 2004.

Notary Public



My Commission Expires: _____

Tax Parcel No.: 2061-0211.0-00200.00

Property Address: 10273 Loftin Drive
Olive Branch, MS 38654

Mail Tax bills to:
Property owner at address

GRANTOR'S ADDRESS

Brad W. Rainey

281 Germantown Bend Cove
Cordova, Tennessee 38018
Phone Numbers:
Home: (901)754-4311
Work: (901)754-4311

GRANTEE'S ADDRESS

James Allen Stewart

10273 Loftin Drive
Olive Branch, MS 38654
Phone Numbers:
Home: 662-895-1448
Work Phone: 662-895-8410

This Instrument Prepared by & Return To:

Fearnley, Califf, Martin, McDonald & Tate PLLC
6389 Quail Hollow Road - Suite 202
Memphis, TN 38120
(901) 767-6200